

FOR SALE

BOLTON ARMS

DOWNHOLME, RICHMOND, DL11 6AE

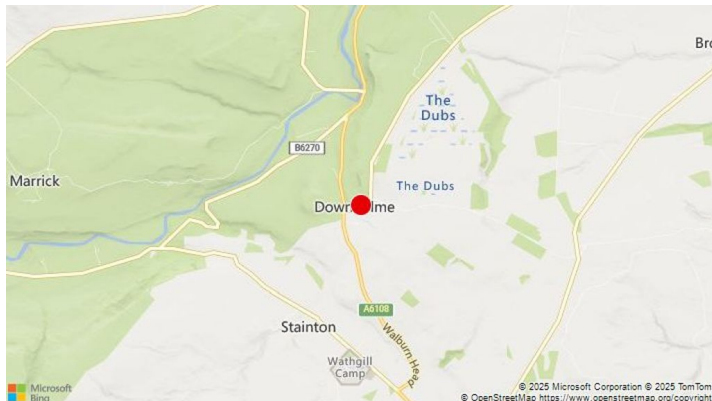
BARRY
CRUX  CO

Public House

Price - £495,000

Property Features

- Situated in an idyllic and picturesque North Yorkshire Dales Village
- Long established country inn with multiple income streams
- Well fitted trading spaces and letting rooms
- Ample outside spaces for beer garden and private paddock. Car park for circa. 10 cars
- Strong levels of turnover and profits



Enquiries

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Location

The Bolton Arms is located in the picturesque village of Downholme in the North Yorkshire Dales. There are spectacular views all around and it is easily accessed from local centres of population such as Catterick Garrison and Richmond, which are less than 10 miles away.

This part of the world is popular throughout the year with visitors from far and wide, but particularly during the spring and summer months.

Description

The Bolton Arms is a long-established and successful country inn, which enjoys a lovely position in this small village.

This two-story building is of stone construction, under a pitched roof with single story extension to the rear and separate two-bedroom owners' cottage.

It is traditionally but very well fitted throughout with ground floor bar and restaurant areas, three first floor letting rooms, separate two-bedroom accommodation, ample beer garden, large private paddock and car parking.

Accommodation

Ground floor -

Front entrance lobby with door to Lounge and public bar areas which have traditional country inn style décor with a single bar server, carpeted flooring, open fire and seating on a mixture of perimeter benches and stools set at loose tables.

Restaurant space to the rear in a conservatory style structure with seating on split levels. It is currently laid out for up to 30 covers with some attractive exposed stonework to the walls and views over the open countryside.

Ancillary accommodation at this level includes a catering kitchen fitted with a range of stainless-steel fittings, prep and wash up area, upland beer store, ladies and gents w/c.

First Floor -

Via access from the entrance lobby this floor is used entirely as letting accommodation. It includes two double ensuite rooms and one double room with separate bathroom facilities for its exclusive use.

Private Accommodation -

In a separate two-story stone-built structure to the rear consisting of two double bedrooms, bathroom and open plan living space with kitchen and lounge.

External -

To the front is seating and a small beer patio to the side of this with picnic benches.

There is a car park for approximately 10 cars and a good-sized beer garden to the rear with seating overlooking the surrounding countryside.

To the other side of the property is an enclosed paddock, which is currently not used for trading and acts as a private garden area for our clients. This space could be better utilised.

There is a small barn at the bottom of this area, which is not in use.



Services

The property has mains water, electricity and drainage. Gas is via an LPG storage tank.

Trade and Business

Our client has owned and operated the business for 27 years and is now looking to retire. Having formally been in the ownership of the Ministry of Defence and operated on a tenanted basis this is the first time that the freehold has been on the market, our client having purchased it directly.

They have established a well thought of and popular country inn trading relatively small trading hours. The main source of income is the food with ancillary wet sales. The letting rooms are popular throughout the year with visitors to the area, but particularly walkers.

The business consistently shows strong levels of net turnover and returns good solid profit which provides out client with a good lifestyle.

Fixtures and Fittings

The outlet is fitted and equipped to a high standard. A full inventory will be provided upon agreement of an offer.

Licences

The outlet operates with the benefit of a premises licence. This permits the sale of alcohol everyday. Seriously interested parties should make their own enquiries of the Local Authority Licensing Department relating to details.

Terms

The property is being offered for sale on a freehold basis. All of the trade fixtures, fittings and equipment will be included in the sale, as noted above.

Local Authority

North Yorkshire

Business Rates

RATEABLE VALUE RATES PAYABLE

£6,000	
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This information has been obtained from the Valuation Office website and has been provided for information purposes only.

EPC Rating

An EPC has been commissioned and will be available in due course.



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